

Project Cleveland

planned zoning district application **PZD 12-4079**

APRIL 25, 2012

DEVELOPER

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MCE McCLELLAND
CONSULTING
ENGINEERS, INC.



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_ a: current ownership information.

Property 1: Fadil Bayyari Trust is the current property owner and there is a pending sale of the property to Specialized Real Estate Group.

2025 Creekview #B
Fayetteville, AR 72704

Property 2: Linda Berry Trust 1 is the current property owner and there is a pending sale of the property to Specialized Real Estate Group.

PO Box 565
Johnson, AR 72741

Property 3: Charles + Marianne Baxter are the current property owners and there is a pending sale of the property to Specialized Real Estate Group.

805 N. Hall Avenue
Fayetteville, AR 72701

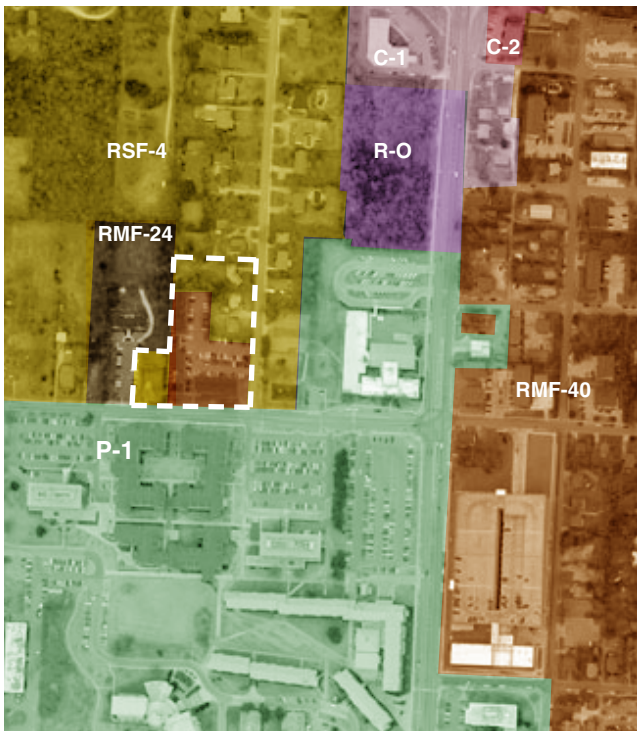


map of ownership.

_ b: project summary.

The subject property is located on the northwest corner of Cleveland Street and Hall Avenue, address 1220 West Cleveland Street. It contains 2.71 acres with 5 individual lots currently owned by three different owners with a pending sale to Specialized Real Estate Group.

The property to the west is zoned RMF-24, the property to the north is zoned RSF-4, the property to the east is zoned RSF-4 with an adjacent P-1 zone (Leverett Elementary School), and the property to the south is zoned P-1 (University of Arkansas Campus).



local zoning map.



walkscore: 75 *Very Walkable*
www.walkscore.com

This proposed Planned Zoning Development seeks to identify, prioritize, and appropriately remedy a recognizable zoning gap within the thoughtful and progressive zoning districts within the City of Fayetteville. Along the University of Arkansas edges and corridors there are significant areas of scale and use transitions that could ultimately result in more positive transects with the introduction of a new planned zoning district that is outlined within this document: Campus Edge Zoning District.

The proposed district allows for the required density to make development practical and viable combined with architectural scale transitions that are uniquely and appropriately addressed based on the site constraints and general context within the fabric of the city. These goals are achieved by creating a zoning district that is balanced by utilizing an existing zoning district, Downtown General, and eliminating inappropriate commercial uses while increasing the height limit along the institutional edges of the property. This allows for a better transition within the immediate context around the University of Arkansas. Design standards will adhere to the same qualities that are mandated in the City of Fayetteville Downtown Design Overlay District, further expanding the overall aesthetic and material quality further into the built environment of our city.

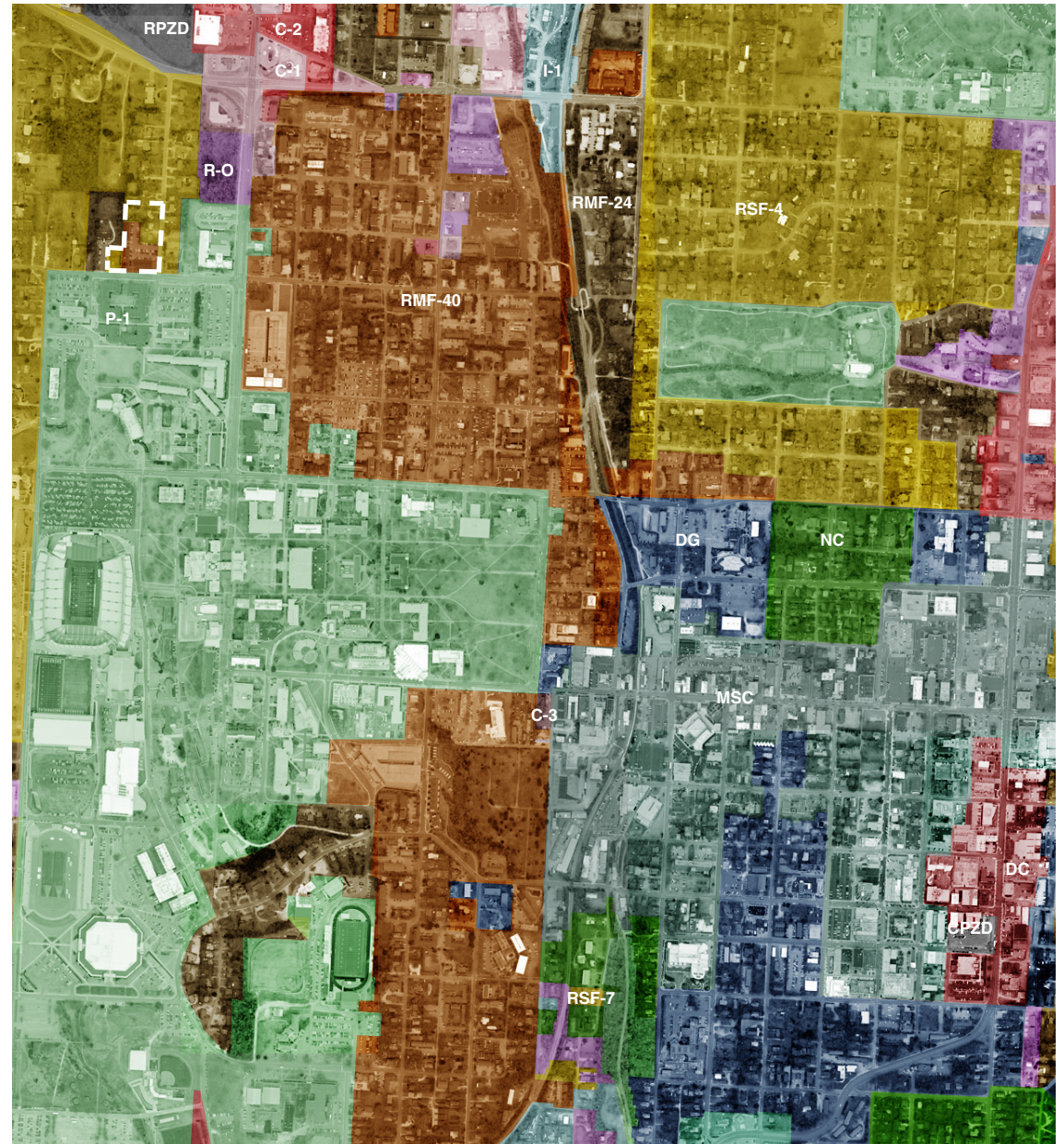
Ultimately, this project will reinforce and expand the goals of the Fayetteville 2030 plan, provide attainable, safe, modern living and amenities, and become another sustainable site/building example by meeting a minimum of LEED Silver certification. Furthermore, this project will reduce commuting traffic and city infrastructure expansion by avoiding typical sprawl development in favor of dense, walkable infill. All of these attributes are combined to provide a development that fulfills the growing need for attainable multifamily housing in the City of Fayetteville.

our developmental philosophies:

- multifamily options that encourage walking and are on established transit routes are better than sprawl
- good development adhering to good design standards is a better option for the neighborhood than what could be built under current zoning by right
- 'sustainability' is not just a buzz word when good basic site and building design principles are actually being used to benefit people, planet, and profit. the promised low impact development site strategies and the track record of this development team supports this stance.

our developmental attributes:

- ↖ we are conserving land
(parking garage, high density, small site, no sprawl)
- ↖ we are conserving and controlling storm water
(bioswales, raingardens, underground detention, rainwater harvesting for irrigation and fixing existing stormwater runoff problems on adjacent parcels)
- ↖ we are reducing energy consumption
(LEED certified construction, efficiency in density)
- ↖ we are reducing carbon emissions and traffic congestion
(less commuter traffic, more resource efficient density)
- ↖ we are pulling students out of single family neighborhoods
(and putting them 50 feet across the street from the U of A)
- ↖ we are providing safe student housing
(secure access to the parking garage, apartments, and on-site amenities)
- ↖ we are respecting traditional town form
(stoops, wide sidewalks with trees, green spaces, and lower building heights adjacent to single family homes)
- ↖ we are adhering to Transit Oriented Development
(bus route, walkability)



area zoning map.





1. street + lot layout.

There is a single lot type in Project Cleveland consisting of multifamily units along all street fronts with a parking garage wrapped by residential building and an interior courtyard. This project potentially could house a neighborhood coffee shop, small market or sidewalk cafe on the ground floor near the courtyard entrance on Hall Avenue that would primarily serve the residents of this property, the neighborhood and adjacent University of Arkansas dormitories.

Other tenant clubhouse/amenities are proposed for the interior of the building, near the east side. These amenities would provide indoor fitness, gathering, and lounge spaces along with an exterior pool and terrace.

Access to the parking garage is from the east on Hall Avenue. Fire lanes will be on two sides: south and east.

2. site plan showing proposed improvements.

The site plan illustrates the disposition of the building on the site and shows the location of new sidewalks, trees, and other improvements. Please refer to the Civil plats for additional improvements information.

Sanitary sewer, storm sewer, and water lines will all be built and deeded to the City of Fayetteville, along with all necessary right-of-ways.

3. buffer areas.

There are no additional provided buffer areas on the site outside of what is required to meet the provisions of the Unified Development Code.

4. tree preservation areas.

Trees located on the west/southwest corner and northwest corner of the project site will be protected and preserved according to Title XV of the Unified Development Code, Chapter 167: Tree Preservation and Protection, as shown on tree preservation drawings

No trees located on adjacent properties will be removed.

5. storm water detention areas + drainage.

The development will not increase the amount of storm runoff from the site to the adjacent properties more than currently exists. Runoff on the site will be detained underground in the courtyard area. The runoff will be released at a rate such that the peak runoff is not increased due to the development. The runoff will discharge into existing storm drainage along Hall Avenue.

6. undisturbed natural areas.

There are no undisturbed natural areas on site.

7. existing + proposed utility connections and extensions.

Approximately 312 LF of the existing 6" waterline running west from the intersection of Cleveland Street and Hall Avenue will need to be upgraded to an 8" waterline. Additionally, approximately 460 LF of existing 6" waterline running northward from the intersection of Cleveland Street and Hall Avenue would need to be upgraded to a 12" waterline.

The existing 6" sanitary sewer line that runs north/south on Hall Avenue will need to be upgraded to an 8" sanitary sewer line. This upgrade would need to occur from the intersection of Wedington Drive, south to Project Cleveland's northeast property corner (approx. 915 LF).

8. development + architectural design standards.

This multi-family development is currently designed for 122 units, 450 beds.

The project adopts a modern aesthetic appropriate to its scale and location within the city. Clean lines, clearly defined volumes, and precise arrangement of the elements relative to local topographic conditions of the site characterize the architectural design.

Development and Architectural Standards are provided in the Zoning Criteria for the Planning Area.

9. building elevations.

See proposed building elevations + perspective views on pages 10-14.





south elevation.



east elevation.

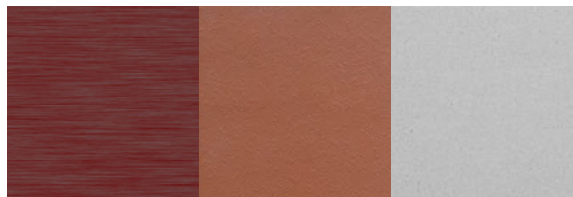
material options:



gray brick.



gray + white stucco.



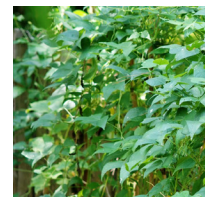
rainscreen panel system options:
composite metal, terracotta panel, cement fiberboard panel



cedar siding.



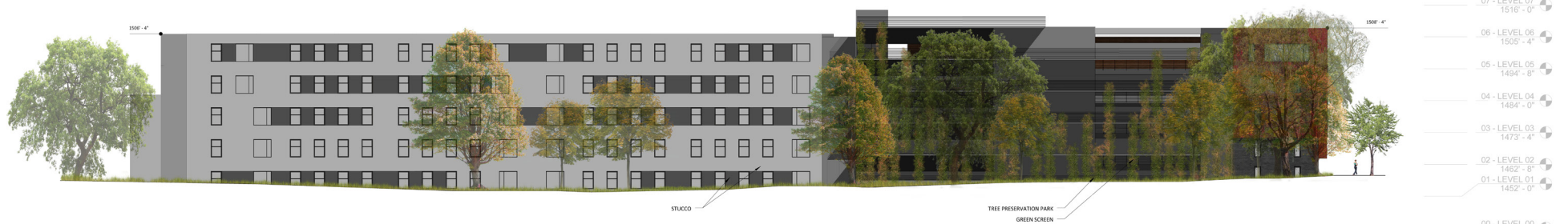
architectural concrete.



green screen.



north elevation.



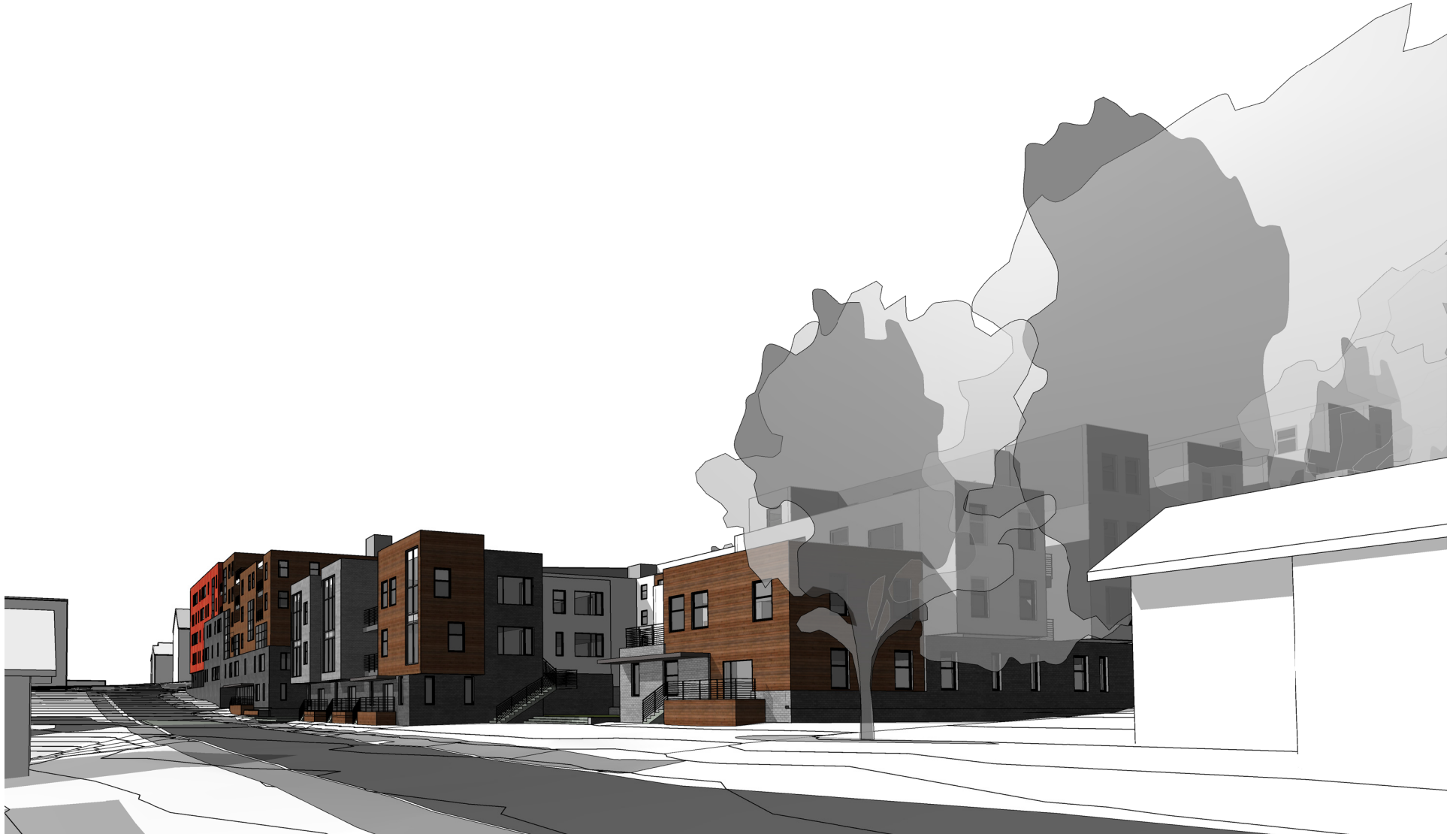
west elevation.

*these views are in-process perspectives, subject to change.



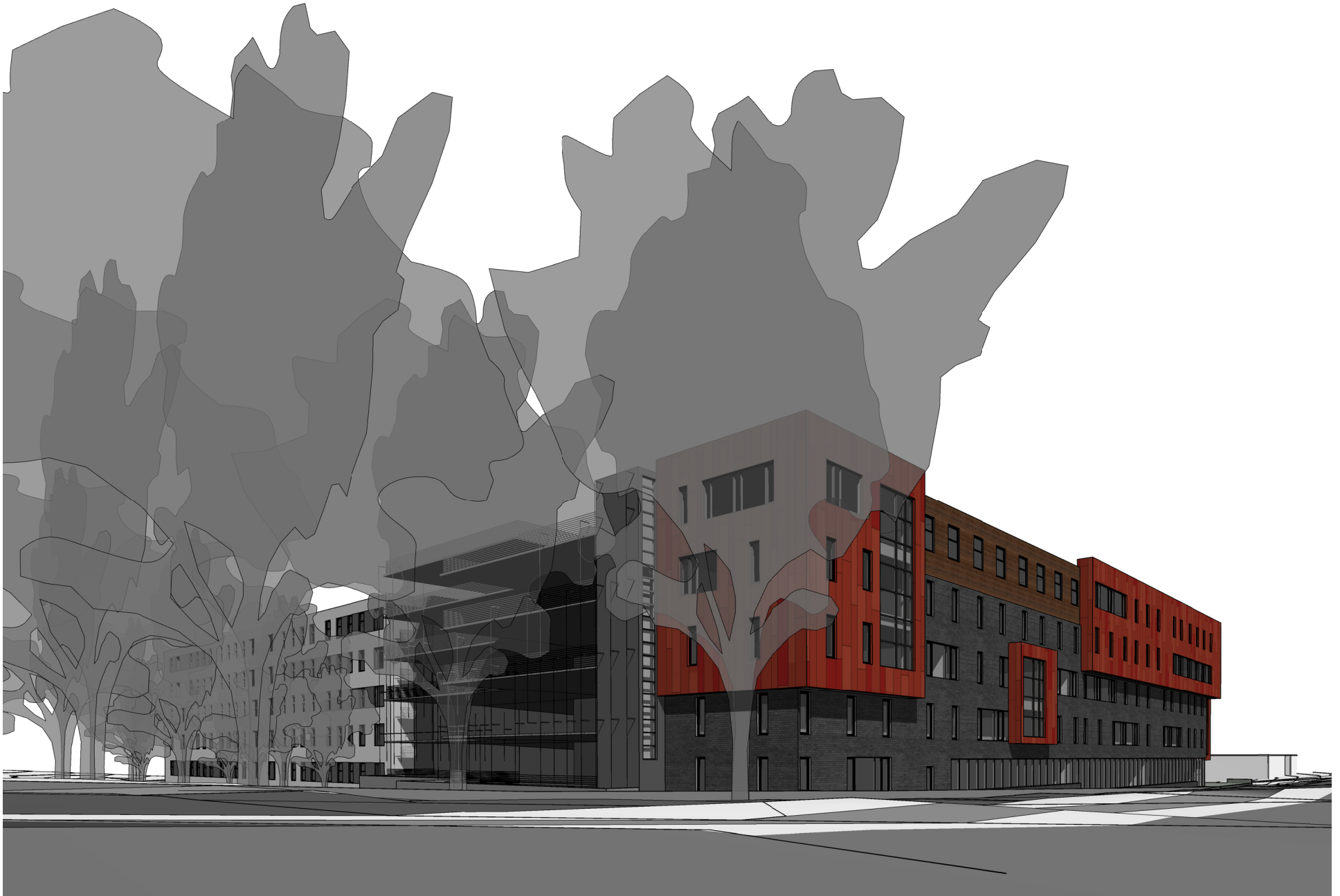
view looking northwest from the intersection of cleveland and hall.

*these views are in-process perspectives, subject to change.



view looking south along hall.

*these views are in-process perspectives, subject to change.

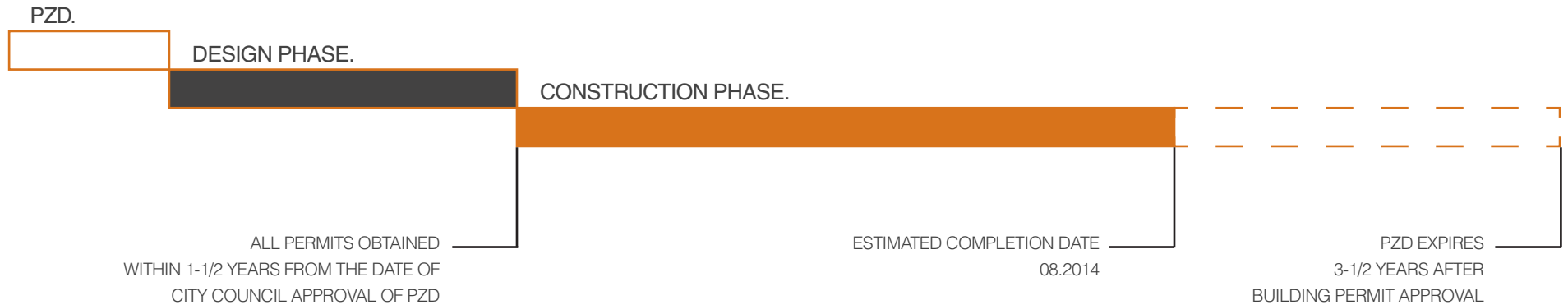


view looking northeast along cleveland street.

_ d: proposed development phasing + time frame.



Since this is essentially a single-building proposal, this project will consist of one phase. The project will be constructed in totality through the estimated time frame of the proposal. All permits necessary to begin construction shall be obtained within one-and-a-half years from the date of city council approval of the PZD. A final certificate of occupancy shall be obtained within three-and-a-half years from the building permit approval.



phasing + time frame diagram.

_ e: proposed planning areas (PA).



There will be only one planning area proposed in this PZD: PA.1: Campus Edge.

PA.1: CAMPUS EDGE

PERMITTED USES

unit 1: city-wide uses by right.
unit 8: single-family dwellings.
unit 9: two-family dwellings.
unit 10: three-family dwellings.
unit 26: multi-family dwellings.

CONDITIONAL USES

unit 4: cultural + recreational facilities.
unit 12: limited business.
unit 13: eating places.
unit 15: neighborhood shopping goods.
unit 40: sidewalk cafes.

DENSITY

none.

LOT WIDTH MINIMUM

dwelling (all unit types)

18 ft.

LOT AREA MINIMUM

none.

LAND AREA PER DWELLING UNIT

n/a.

REQUIRED SETBACKS [see diagram on page 17]

front	build-to zone from front property line to 25'
side	10'
rear	0'

MINIMUM BUILDABLE STREET FRONTAGE

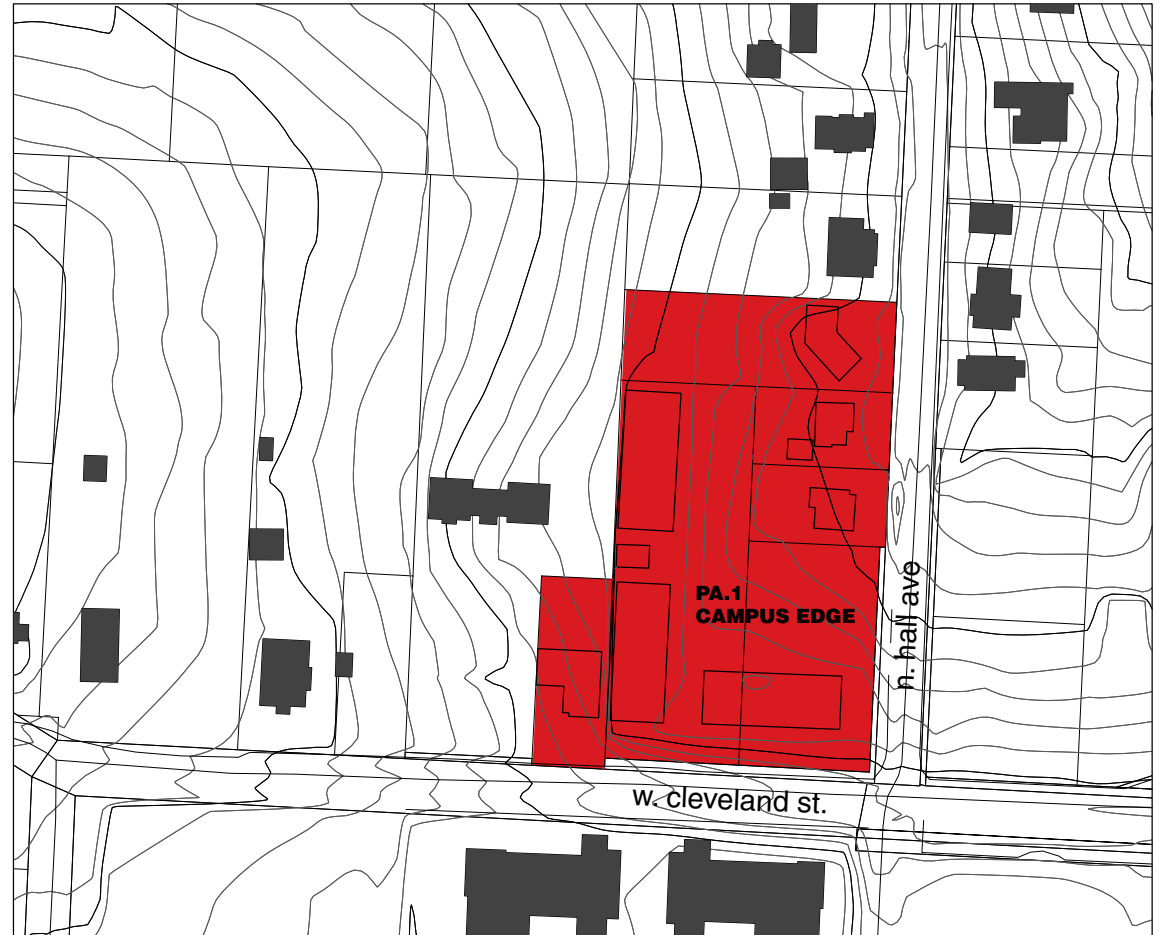
50% of lot width.

HEIGHT REGULATIONS [see diagram on page 17]

60 ft. maximum

LANDSCAPING

In accordance with the City of Fayetteville Unified Development Code.



PA map.



PARKING

In accordance with the City of Fayetteville Unified Development Code.

ARCHITECTURAL DESIGN

All structures shall be designed and constructed to comply with the architectural design standards of the PA-1 Planning Area and all Downtown General design standards.

SIGNAGE

In accordance with the City of Fayetteville Unified Development Code Chapter 174 requirements for multi-family districts.

*adjacent RSF-4 property has 45' height limitation

19' [actual building setback]

10' [minimum setback at side]

*60 ft. max.

10'

[actual building setback]

10'

[minimum setback at side]

*60 ft. max.

0' [minimum setback at rear]

*60 ft. max.

54' [actual building setback]

10' [minimum setback at side]

0-25 ft. build-to zone

*60 ft. max.

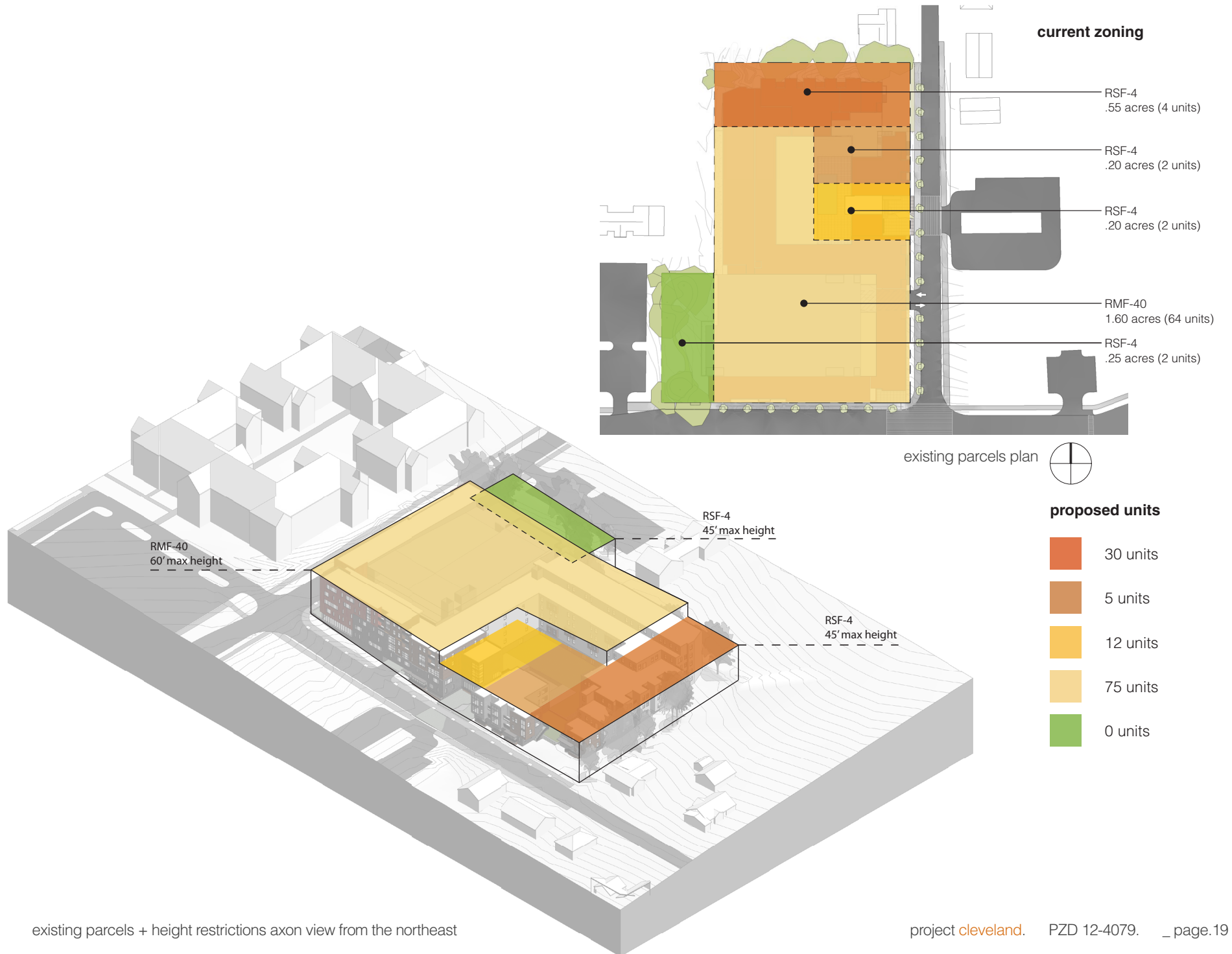
0-25 ft. build-to zone

*60 ft. max.

required setbacks + height regulations diagram

*60 ft. building height maximum above projected existing grade plane to top of occupied spaces







axon view from the northeast.

_ f: proposed zoning + development standards.



Permitted uses will consist mostly of all residential dwelling types, with conditional uses being that of cultural and recreational facilities, eating places, neighborhood shopping goods, and sidewalk cafes.

There will be no maximum density and no lot area minimums. The lot width minimum for all dwelling unit types will be 18 feet.

The required front setback will be a build-to zone from the front property line to 25 feet into the site. The front of the property is referring to the sides facing Cleveland Street and Hall Avenue. The sides of the property will have a required setback of 10 feet. The sides of the property are referring to those property lines facing west towards Theta Tau. The rear will have no required setback. The rear of the property is referring to the side to the west of the building, facing north. [see the required setbacks diagram on page 17]

The minimum buildable street frontage will be 50% of the lot width on each street facing facade.

Height restrictions on all sides will be a uniform maximum of 60 feet above projected existing grade plane to top of occupied spaces.

All structures shall be designed and constructed to comply with the architectural design standards of the PA-1 Planning Area, Downtown Design Overlay District, and all City design standards.

The landscaping, parking, and signage will all be installed in accordance with the City of Fayetteville Unified Development Code.



aerial photo + diagram of surrounding area.





ZONE	RSF-4 [portion of current zoning]
PERMITTED USES	unit 1: city-wide uses by right. unit 8: single-family dwellings. unit 41: accessory dwellings.
CONDITIONAL USES	unit 2: city-wide uses by CUP. unit 3: public protection + utility facilities. unit 4: cultural + recreational facilities. unit 5: government facilities. unit 9: two-family dwellings. unit 12: limited business. unit 24: home occupation. unit 36: wireless communications facilities.
DENSITY	4 or less single-family units, 7 or less two-family units.
LOT WIDTH MINIMUM	single-family 70 ft. single-family [hillside overlay district] 60 ft. two-family 80 ft. two-family [hillside overlay district] 70 ft.
LOT AREA MINIMUM	single-family 8,000 sq. ft. single-family [hillside overlay district] 8,000 sq. ft. two-family 12,000 sq. ft. two-family [hillside overlay district] 12,000 sq. ft.
LAND AREA PER DWELLING UNIT	single-family 8,000 sq. ft. single-family [hillside overlay district] 8,000 sq. ft. two-family 6,000 sq. ft. two-family [hillside overlay district] 6,000 sq. ft.

REQUIRED SETBACKS	front 15 ft. side 5 ft. rear 15 ft.
MINIMUM BUILDABLE STREET FRONTAGE	none
HEIGHT REGULATIONS	45 ft. maximum. existing structures shall be grandfathered in.

ZONE	RMF-40 [portion of current zoning]	
PERMITTED USES	unit 1: city-wide uses by right. unit 8: single-family dwellings. unit 9: two-family dwellings. unit 10: three-family dwellings. unit 26: multi-family dwellings.	
CONDITIONAL USES	unit 2: city-wide uses by CUP. unit 3: public protection + utility facilities. unit 4: cultural + recreational facilities. unit 5: government facilities. unit 11: manufactured home park. unit 12: limited business. unit 24: home occupation. unit 25: professional offices. unit 36: wireless communications facilities.	
DENSITY	40 units or less.	
LOT WIDTH MINIMUM	manufactured home park 100 ft. lot within a manufactured home park 50 ft. single-family 60 ft. two-family 60 ft. three or more 90 ft. professional offices 100 ft.	
LOT AREA MINIMUM	manufactured home park 3 acres. lot within a manufactured home park 4,200 sq. ft. townhouses: development individual lot 10,000 sq. ft. single-family 6,000 sq. ft. two-family 6,500 sq. ft. three or more 8,000 sq. ft. fraternity or sorority 1 acre.	
LAND AREA PER DWELLING UNIT	manufactured home park 3,000 sq. ft. townhouses + apartments no bedroom 1,000 sq. ft. one bedroom 1,000 sq. ft. two or more bedrooms 1,200 sq. ft. fraternity or sorority 500 sq. ft. per resident.	

REQUIRED SETBACKS	front build-to zone of 10-25 ft. side 8 ft. rear 20 ft.
MINIMUM BUILDABLE STREET FRONTAGE	50% of lot width
HEIGHT REGULATIONS	60 ft. maximum. any building which exceeds the height of 20 feet shall be set back from any side boundary line of an adjacent single family district, an additional distance of one foot for each foot of height in excess of 20 feet.

ZONE	DOWNTOWN GENERAL [for comparison purposes]
PERMITTED USES	unit 1: city-wide uses by right. unit 4: cultural + recreational facilities. unit 5: government facilities. unit 8: single-family dwellings. unit 9: two-family dwellings. unit 10: three-family dwellings. unit 13: eating places. unit 15: neighborhood shopping goods. unit 24: home occupations unit 25: offices, studios, + related services. unit 26: multi-family dwellings.
CONDITIONAL USES	unit 2: city-wide uses by CUP. unit 3: public protection + utility facilities. unit 14: hotel, motel + amusement services. unit 16: shopping goods. unit 17: transportation trades + services. unit 19: commercial recreation, small sites. unit 28: center for collecting recyclable materials. unit 36: wireless communications facilities. unit 40: sidewalk cafes.
DENSITY	none.
LOT WIDTH MINIMUM	dwelling (all unit types) 18 ft.
LOT AREA MINIMUM	none.
LAND AREA PER DWELLING UNIT	n/a.

REQUIRED SETBACKS	front build-to zone from front property line to 25 ft. side none. rear 5 ft. rear, from center line of alley 12 ft.
MINIMUM BUILDABLE STREET FRONTAGE	50% of lot width.
HEIGHT REGULATIONS	4 stories or 56 ft. [whichever is less]

ZONE	PA.1: CAMPUS EDGE	
PERMITTED USES	unit 1: city-wide uses by right. unit 8: single-family dwellings. unit 9: two-family dwellings. unit 10: three-family dwellings. unit 26: multi-family dwellings.	
CONDITIONAL USES	unit 4: cultural + recreational facilities. unit 12: limited business. unit 13: eating places. unit 15: neighborhood shopping goods. unit 40: sidewalk cafes.	
DENSITY	none.	
LOT WIDTH MINIMUM	dwelling (all unit types)	18 ft.
LOT AREA MINIMUM	none.	
LAND AREA PER DWELLING UNIT	n/a.	

REQUIRED SETBACKS	front build-to zone from front property line to 25' side 10' rear 0'
MINIMUM BUILDABLE STREET FRONTAGE	50% of lot width.
HEIGHT REGULATIONS	60 ft. building height maximum above projected existing grade plane to top of occupied spaces.

analysis of site characteristics.

Project Cleveland's site is bounded on two sides by existing streets. To the east is Hall Avenue and to the south is Cleveland Street.

The property slopes from the south to the north and is currently covered in a mix of apartments, single-family homes, and a sparatic tree canopy. There are no tributaries or drainage ways on site besides the swale along the north edge of the property, which runs west to east.

Located just north of the University of Arkansas Campus and just west of Leverett Elementary School, the site has views towards the Maple Hill dormitory complex and Hotz Hall to the south, as well as views east and north of existing homes, and west towards the Theta Tau house.

_ h: recreational facilities, open space + accesses.



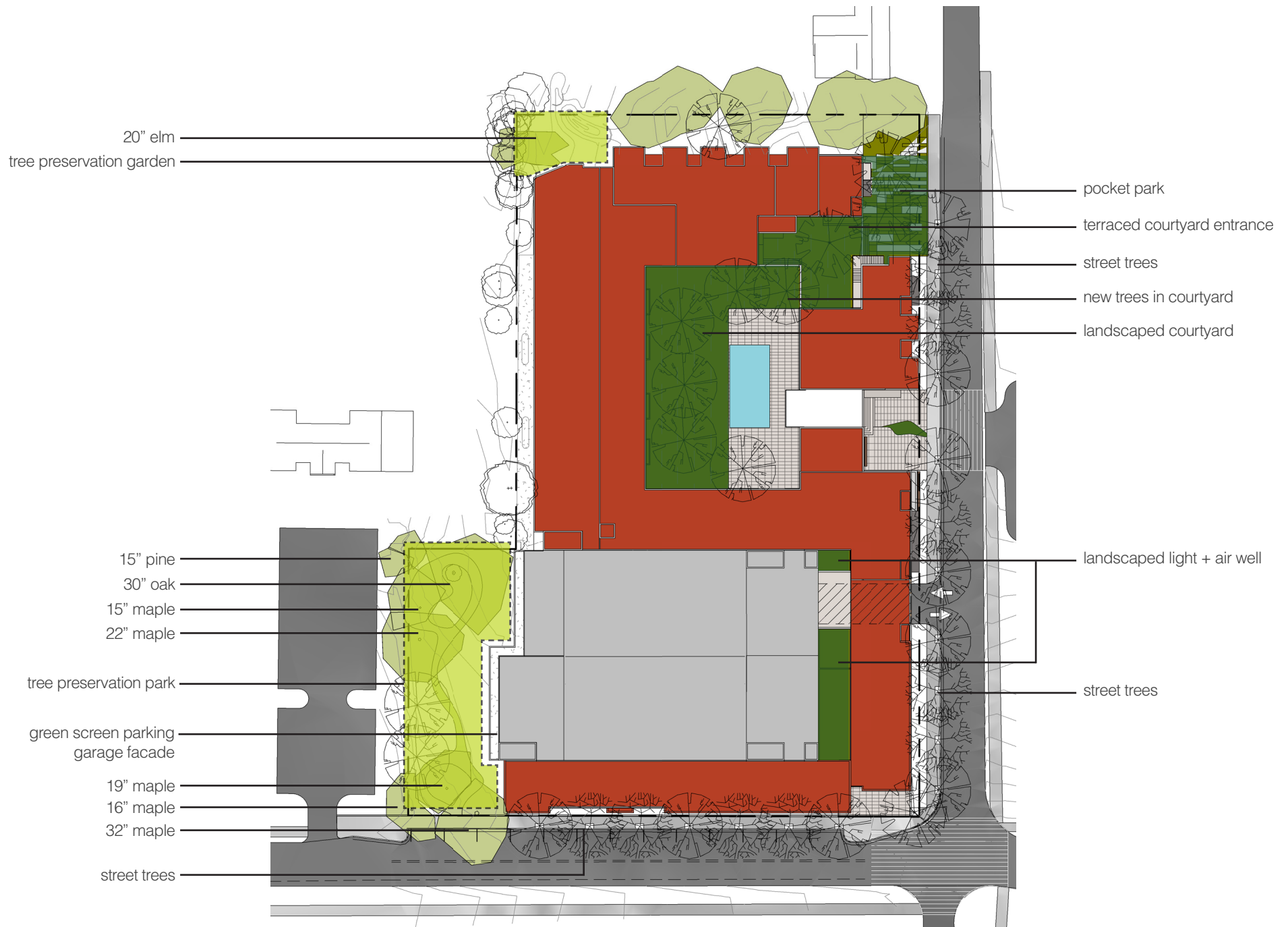
This project proposes two new greenspaces, one at the tree preservation garden that occupies the western portion of the property, and one on the north-east corner of the property, adjacent to Hall Avenue. These open areas will be accessible and usable by tenants as well as neighbors. These are not specifically dedicated parks, but will be maintained by the development for the greater benefit of the neighborhood.


City of Fayetteville public parks and open areas exist within ready access to this project, including Asbell Park, Wilson Park, Agri Park, Hotz Park, and Old Main Lawn at the University of Arkansas. Large areas of the university campus also serve as a greenspace. This project is within close proximity to bike trails such as Scull Creek Trail, Frisco Trail, and Oak Ridge Trail.

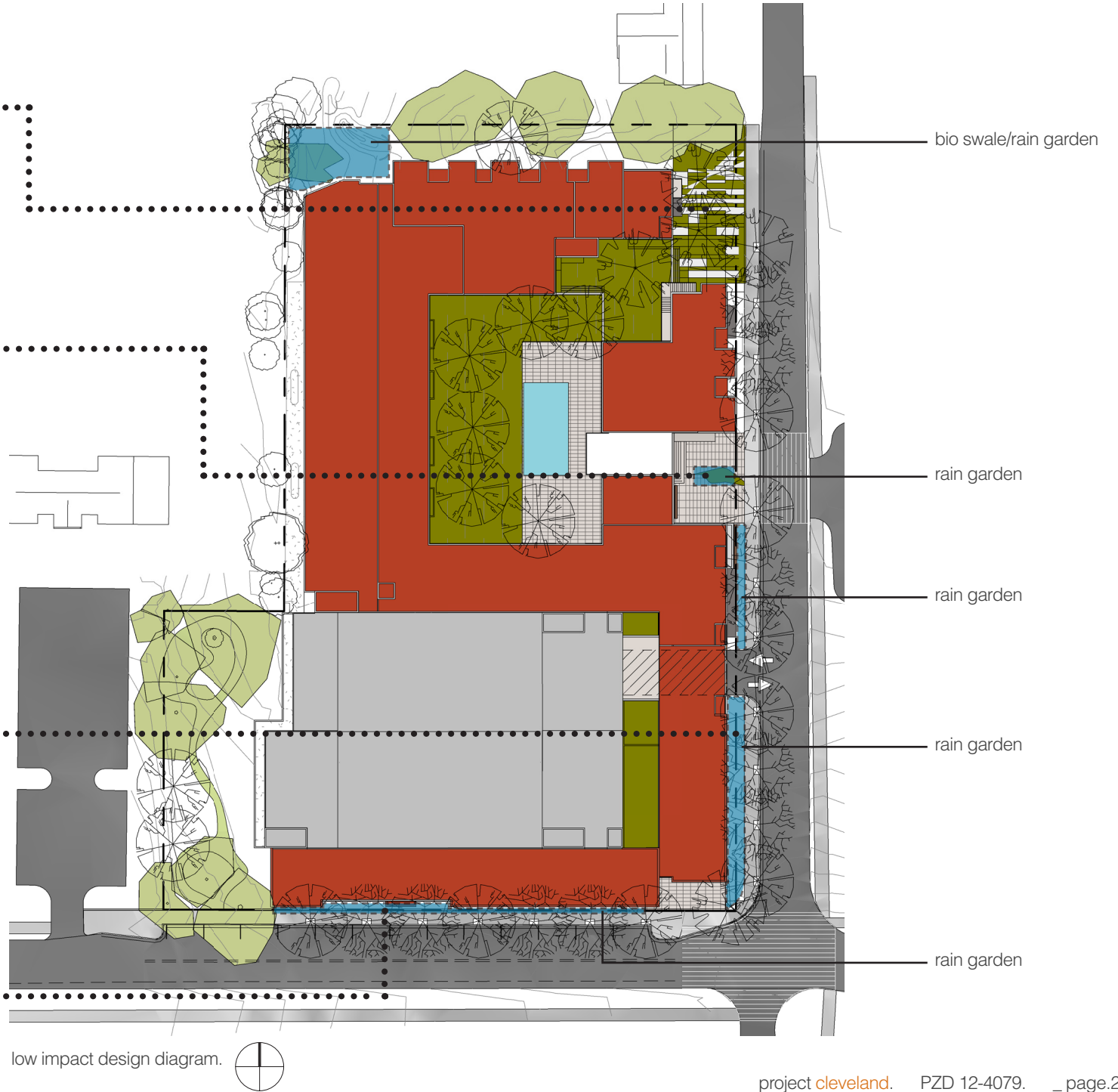
_ i: reason for requesting zoning change.



A development such as Project Cleveland would not be possible under other zoning districts. There currently exists a gap in the existing city zoning that does not properly address sites adjacent to the University campus. This Campus Edge zone requires an advantageous density in order to best utilize the site. The project designers wish to present current and future residents some of the lifestyle amenities that the Fayetteville 2030 City Plan provides by encouraging pedestrian street life yet in a more appropriately urban manner.



tree preservation garden + outdoor space diagram. 



_j: relationship to the existing + surrounding properties.



To the west is the Theta Tau house along with other single-family residences, to the north are single family residences. Adjacent to the east are single-family rentable homes as well as Leverett Elementary School. Further to the east are approximately four square blocks of multi-family structures. Directly across the street to the south is the large University of Arkansas campus dormitory complex, Maple Hill, and the nine story dormitories Hotz Hall and Reid Hall.

Project Cleveland will solidify the corner of Cleveland Street and Hall Avenue, and address the rather large presence of the Maple Hill, Hotz Hall, and Reid Hall dormitories. The facade of these streets will be solid and consistent when adjacent to larger institutional zones, while scale will be gradually broken down when adjacent to more residential zoning and buffered with landscape screening systems. The building will be a safe and pleasant distance from the street and feature sidewalks and landscaping.

The traffic will access Project Cleveland from Hall Avenue traveling north from Cleveland Street. The majority of traffic from Cleveland Street will be from the east, but there will be a smaller amount from the west. This will be in accordance with the UDC access management.

All signage is to comply with the City of Fayetteville Unified Development Code.



figure ground of surrounding neighborhood.



project cleveland.
multi-family housing.

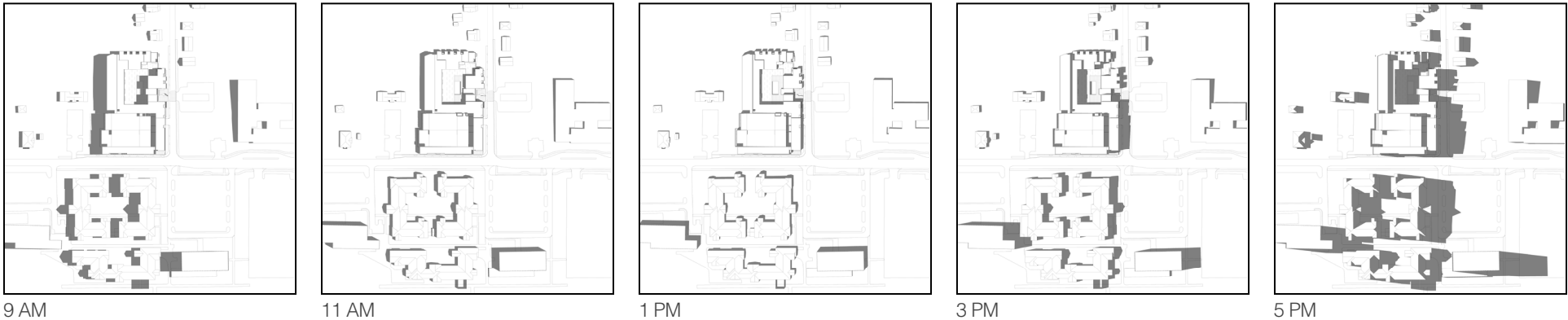
figure ground of greater campus area.





east elevation with site context + height comparison.

shadow study | summer solstice



shadow study | winter solstice

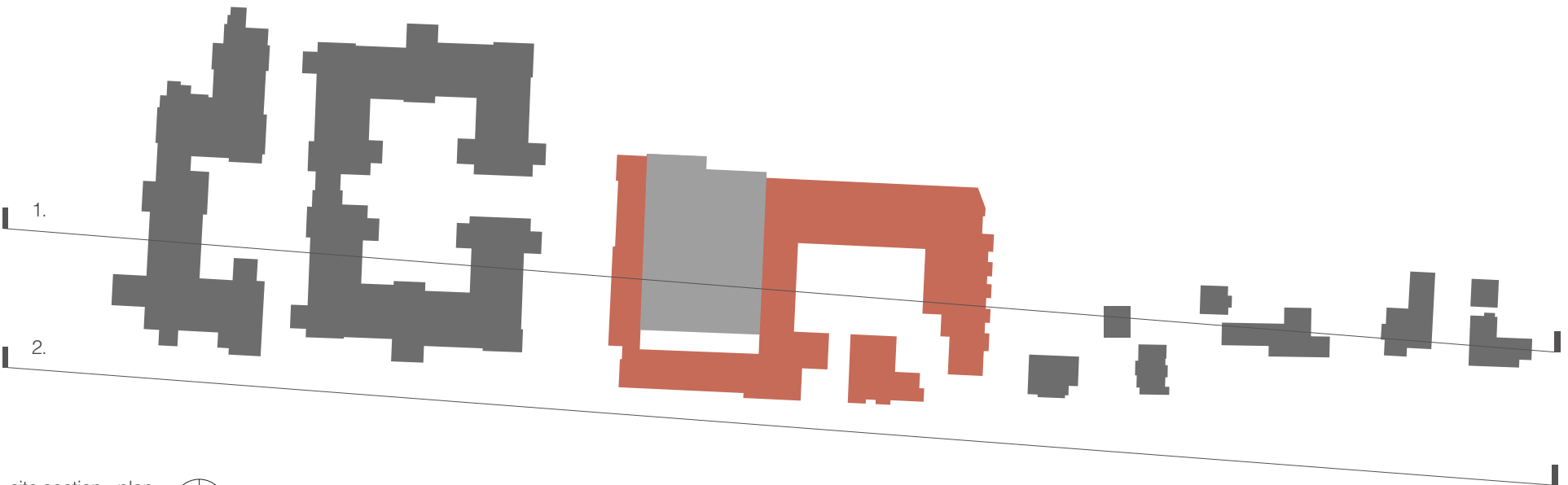




1. site section running north/south through maple hill dormitory, project cleveland, + homes on hall avenue - looking west



2. site section running north/south through hall avenue - looking west



site section - plan 



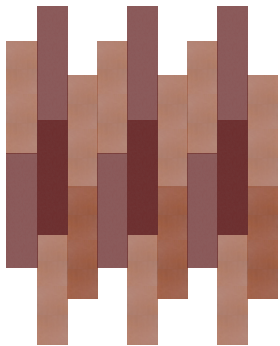
project cleveland



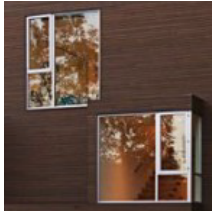
campus edge diagram



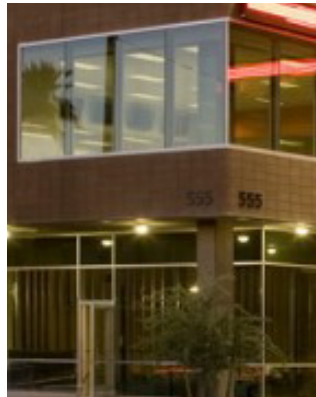
university of arkansas garland center



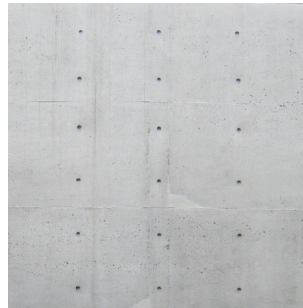
rainscreen



operable glazing



storefront glazing



architectural concrete

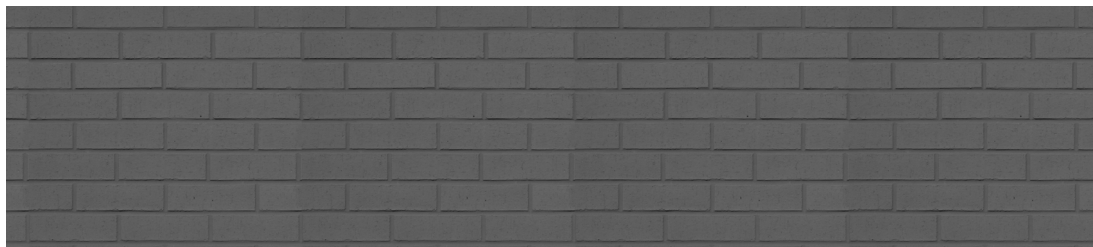


stucco

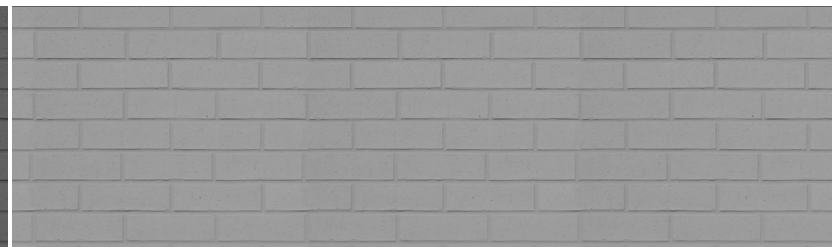


wood

institutional palette residential palette



dark brick



light brick

material transitions



a. 824 n. hall ave



b. 816 n. hall ave



c. 800 n. hall ave



d. 1164 w. cleveland ave



e. 1220 w. cleveland ave ★



f. 725 n. hall ave ★



g. 727 n. hall ave ★



h. 805 n. hall ave ★





i. 1400 w. cleveland st.



j. 1338 w. cleveland st.



k. 1326 w. cleveland st.



l. 1322 w. cleveland st.



m. 1236 w. cleveland st. *



e. 1220 w. cleveland st. *



n. 1164 w. cleveland st.



d. 1100 w. cleveland st.



o. 1175 n. garland ave.



p. 1261 w. cleveland st.



q. 1263 w. cleveland st.



r. 1365 w. cleveland st.

* indicates building is currently occupying the project cleveland site.



CITY OF FAYETTEVILLE PLANNING GOALS.

GOAL 1 We will make appropriate infill and revitalization our highest priorities.	Project Cleveland's infill strategy will provide a more appropriate density for this Campus Edge zone by utilizing the property to it's correct potential. More units in close proximity to the University and other neighborhood services will encourage even more appropriate development and revitalization right where it is needed.
GOAL 2 We will discourage suburban sprawl.	Project Cleveland discourages suburban sprawl by concentrating residential population near the center of the city and near the University campus, encouraging more revitalization in this area, and decreasing traffic and infrastructure expansion demands on the rest of the city.
GOAL 3 We will make traditional town form the standard.	Project Cleveland encourages the values of traditional urban life by encouraging pedestrian activity through a street-level cafe or coffee shop and relegating parking and building services to the interior of the building.
GOAL 4 We will grow a livable transportation network.	Project Cleveland encourages the use of alternative transportation methods by being directly on the Razorback Transit route, being in close proximity to the University campus, being in close proximity to bike trails, and providing appropriately scaled and usable sidewalks.
GOAL 5 We will assemble an enduring green network.	Project Cleveland contributes to the green network of Fayetteville by advancing the development of the Campus Edge zone as having tree-lined streets, rich landscape elements, a planted courtyard, and various elevational green screens. This project will be LEED Silver certified at a minimum.
GOAL 6 We will create opportunities for attainable housing.	Project Cleveland is the definition of attainable housing. Condos and upscale housing units built in the past have caused a large amount of space in the downtown and campus area to remain empty, leaving the city with appropriate density possibilities still unrealized. By providing well designed yet affordable, rentable apartment units directed towards students and young professionals, Project Cleveland is helping to revitalize this area and create the density and liveliness that is more appropriate for this Campus Edge zone.



A traffic study has been completed. The following findings and recommendations are excerpts from pages 24-26 of the study completed by Peters & Associates Engineers, Inc., dated March 30, 2012.

Findings of the Traffic Study:

- Approximately 1,321 vehicle trips (combined in and out) per average weekday are projected to be generated by the proposed residential student housing land use on this site. Of this total, approximately 96 vehicle trips are estimated during the traffic conditions of the AM peak hour, approximately 107 vehicle trips are estimated during the traffic conditions of the school PM peak hour and approximately 182 vehicle trips are estimated during the traffic conditions of the PM peak hour.
- Capacity and LOS analysis results for existing traffic conditions for the study intersections indicate existing vehicle movements for existing traffic conditions at the study intersections presently operate at what calculates as an acceptable LOS "D" or better for the AM, school PM and typical PM peak hours.
- Capacity and LOS analysis results performed for projected traffic conditions for the AM, school PM and typical PM peak hours for the study intersections indicate vehicle movements at the study intersections are expected to continue to operate at what calculates as an acceptable LOS "D" or better for the worst-case AM, school PM and typical PM peak hours.
- Project Cleveland is along the existing Razorback Transit route. This will facilitate usage by residents and have the effect of reducing vehicular traffic generation.
- The access drive proposed to serve the Project Cleveland development will intersect Hall Avenue only with no direct access via Cleveland Street. Access via Hall Avenue (local street) is better than direct access on higher volume Cleveland Street (Collector) providing fewer non-site traffic volume conflicts with ingress and egress to the site.
- Existing daily volume on Hall Avenue is approximately 860 vehicles per typical weekday (two-way volume). It is expected that approximately 25 percent of the site generated traffic will utilize Hall Avenue, north of the site (an additional two-way volume of approximate 330 vehicles per day). The combined total of the projected 1,190 vehicles per day (two-way volume) on Hall Avenue, north of the site is expected to remain well below the City of Fayetteville Master Street Plan local street service volume of less than 4,000 vehicles per day.
- It is projected that approximately 30 percent of the site-generated traffic volumes is expected to enter and exit the proposed site from the west via Cleveland Street. It is assumed that most, if not all, of this traffic from the west will be from or destined to the University of Arkansas facilities, thereby using Razorback Road, west of the site. It is expected that site-generated traffic volumes will likely not travel west of Razorback Road via Cleveland Street unless they are destined to a specific location in that area.

Recommendations of the Traffic Study:

- It is recommended to construct the site access drives along Hall Avenue to consist of an inbound lane and an outbound lane.
- The new access drive intersection along Hall Avenue must conform to City of Fayetteville design standards and will require approval by the City.
- It is recommended to install pedestrian crossing warning signs per the MUTCD for traffic exiting the site drive approaching Hall Avenue. Also, it is recommended to include pedestrian crosswalk markings at the site access drive adjacent to Hall Avenue. Additionally, it is recommended to install a new crosswalk (and required MUTCD signs) across Hall Avenue near the north edge of the site. This could be constructed as a raised crosswalk with embedded LED lights in pavement to also serve to reduce speed by vehicles on Hall Avenue in the vicinity.
- It is recommended that consideration be given to including raised crosswalks with embedded LED lights in pavement enhancements to existing crosswalks along Cleveland Street, between Hall Avenue and Garland Avenue due to the existing high pedestrian activity observed in this area.

_ m: impacts on city services.



Project Cleveland will connect to proposed utility lines and will improve upon existing water and sewer infrastructure to meet city requirements.

Storm water discharge will meet requirements of the City of Fayetteville Unified Development Code & Drainage Manual by use of underground detention with lid strategies.

_ n: statement of commitments.



1. + 2. dedication + on or off site improvements.

All public streets along with their associated sidewalks and drainage improvements will be designed and constructed in accordance with The Master Street Plan, City of Fayetteville Code of Ordinances, Title XV Unified Development Code, Chapter 172: Parking & Loading, Chapter 171: Streets and Sidewalks, and Chapter 170: Storm Water Management, Drainage & Erosion Control respectively. All of the above areas will be dedicated to the City, and maintenance will then be provided by the City. Sewer and Water improvements will also be planned and built in accordance with the City of Fayetteville.

3. natural resources + environmentally sensitive areas.

There are no significant natural resources or environmentally sensitive areas on site.

4. project phasing restrictions.

As this is essentially a single building urban typology proposal, there will be only one phase for the project.

5. fire + police protection.

Fire and police protection will be provided by the Fayetteville Fire and Police Departments. The units presented in this PZD are not seen to present any needed increase in protection and service.

Two fire lanes will be provided: one on Cleveland Street and one on Hall Avenue.

6. other commitments imposed by the city.

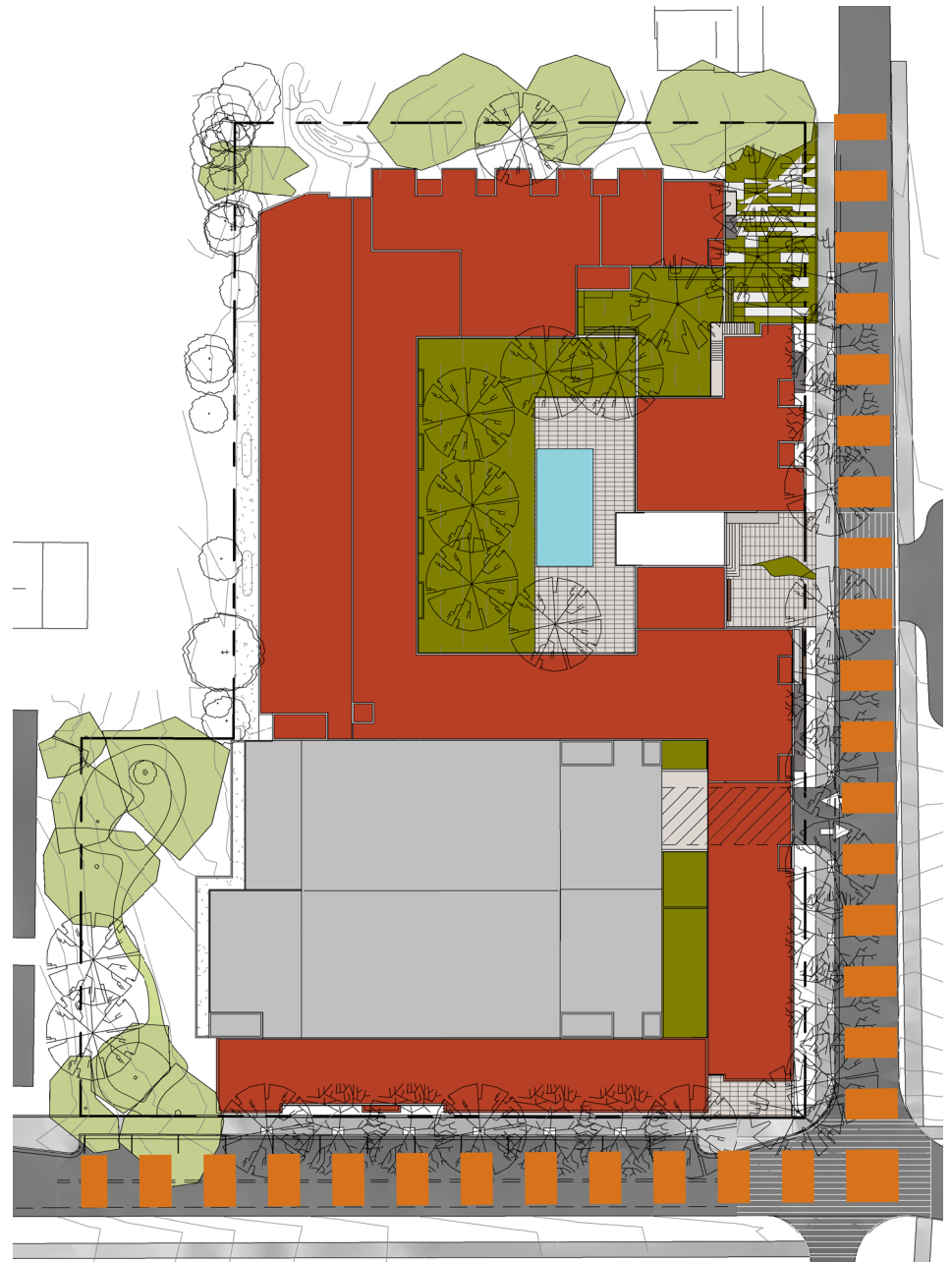
There are currently no other commitments imposed by the City of Fayetteville.

7. parks, trails + open space commitments.

Greenspace requirements will be met for Project Cleveland; tree preservation and protection will be implemented in accordance with the City of Fayetteville Code of Ordinances Title XV Unified Development Code: Chapter 167 Tree Preservation & Protection. Landscaping within Project Cleveland will also be planned in accordance with the City of Fayetteville Landscape Manual, which sets forth the standards and specifications for Tree Preservation, Protection, and Landscaping.

8. proposed preliminary building elevations.

See section "C. 9." on pages 10-11 for proposed building elevations.



new fire lane access.





1. screening + landscaping.

Trees and other landscape features will be planted as shown on the plats. Trees shall line the public streets of the development in harmony with city codes and requirements. Landscaping will also be consistent with the submitted Landscape Plan.

2. traffic + circulation.

The traffic and vehicle circulation areas will be installed in accordance with the Unified Development Code.

3. parking standards. [parking diagrams on page 42]

All parking areas will be installed in accordance with section 172 of the Unified Development Code.

The parking garage is concealed on three sides by building and will conform to city requirements for parking garages.

4. perimeter treatment.

All uses of land or structures will meet the open space, buffer, and green strip provisions of the Unified Development Code.

5. sidewalks.

Public sidewalks will be designed and constructed in accordance with the Master Street Plan and Section 171 of the Unified Development Code.

6. streetlights.

Streetlights will be built to the specifications of the Unified Development Code. Custom streetlights will be used as needed.

7. water.

Approximately 312 LF of the existing 6" waterline running west from the intersection of Cleveland Street and Hall Avenue will need to be upgraded to an 8" waterline. Additionally, approximately 460 LF of existing 6" waterline running Northward from the intersection of Cleveland Street and Hall Avenue would need to be upgraded to a 12" waterline. All utilities will be installed according to city requirements.

8. sewer.

The existing 6" sanitary sewer line that runs north/south on Hall Avenue will need to be upgraded to an 8" sanitary sewer line. This upgrade would need to occur from the intersection of Wedington Drive, south to Project Cleveland's northeast property corner (approx. 915 LF).

9. streets + drainage.

The development will not increase the amount of storm runoff from the site to the adjacent properties than currently exists. Runoff on the site will be detained underground in the courtyard area. The runoff will be released at a rate such that the peak runoff is not increased due to the development. The runoff will discharge into existing storm drainage along Hall Avenue.

10. construction of nonresidential facilities.

The street level of Project Cleveland will contain a possible coffee shop or sidewalk cafe as both an amenity for the residents as well as an amenity for the surrounding neighborhood. There will also be an amenities club house near the courtyard entrance on Hall Avenue to contain all necessary amenities for the tenants of Project Cleveland.

11. tree preservation.

Tree preservation at Project Cleveland will follow Title XV of the Unified Development Code, Chapter 167: Tree Preservation and Protection.

The required preserved canopy for a PZD is 25%, however only 19.8% is existing. Extensive efforts have been undertaken to maintain and preserve existing trees specifically in areas that lie between this development and adjacent properties. In all, 6.8% canopy is being preserved on site. Nine large species trees will be planted on site to add to current canopy calculations, and an additional sum will be paid into the City's tree escrow account to aid in the maintenance and planting of trees throughout the City of Fayetteville.

12. architectural design standards.

Project Cleveland will comply with the architectural design standards of Title XV of the Unified Development Code, Chapter 166: Development, section 166.21: Downtown Design Overlay District with the following revisions due to the nature of student housing design common in this zone:

- a. We propose the required minimum glass on the first or ground floor to be lowered from 40% to 20%.
- b. We also propose no restrictions on pedestrian access intervals along principal facades.

Both items found in Section E. Exterior Architectural Elements, 7. Opacity and Facades, b. First or Ground Floor Requirements of Any Principal Facade.

13. proposed signage [type and size].

All signage is to comply with the City of Fayetteville Unified Development Code. No pole/pylon signs will be permitted within Project Cleveland. Signage classifications in accordance with the UDC is specified in the zoning criteria for the Planning Area.

14. view protection.

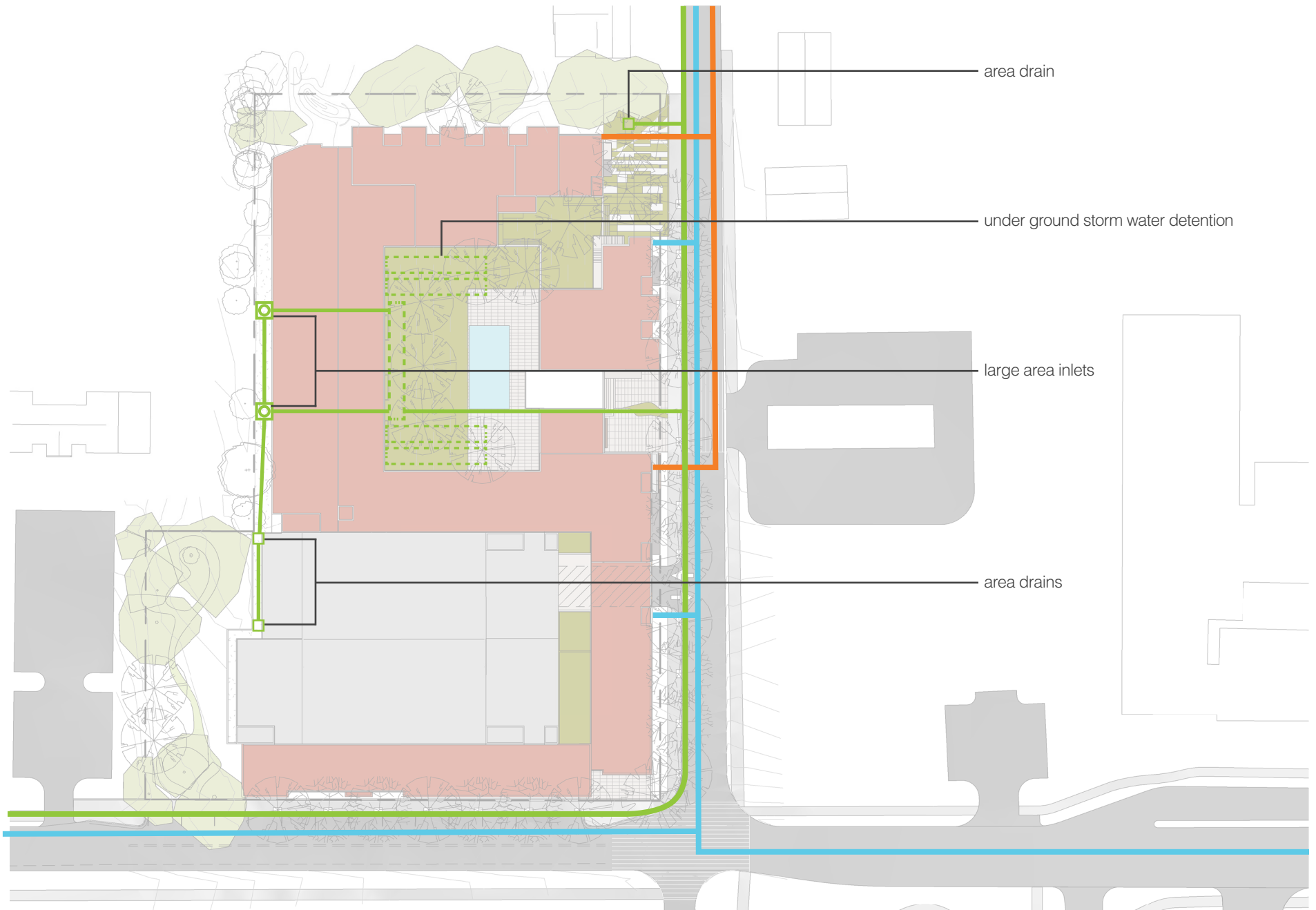
There are no existing threatened views by completion of this project.

15. revocations.

The developer understands causes for revocation and will take all measures necessary to avoid revocation.

16. covenants, trusts + homeowner associations.

No covenants, trusts, or homeowner associations currently exist for this property.



— water line
 — sanitary sewer line
 — storm water drainage

proposed utility + storm water diagram

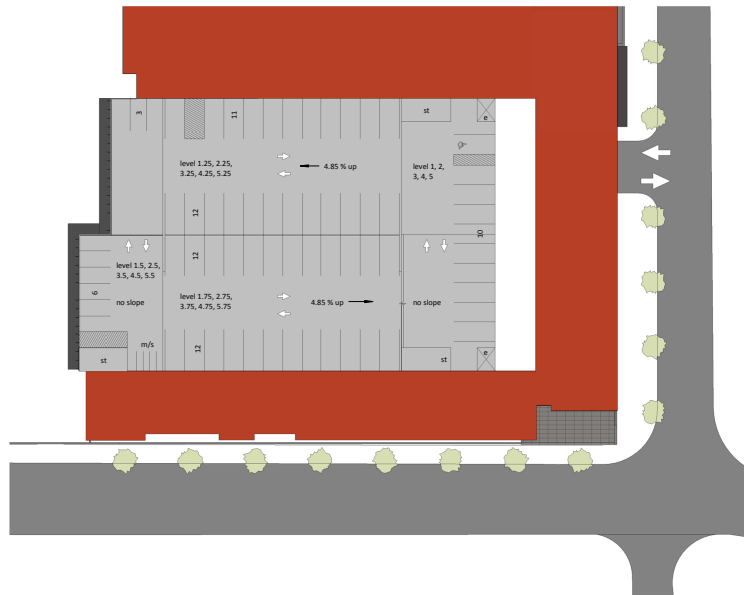


standard spaces:	49
compact spaces:	8
parking provided:	57
motor/scooter spaces (m/s):	5
bike racks (br):	2



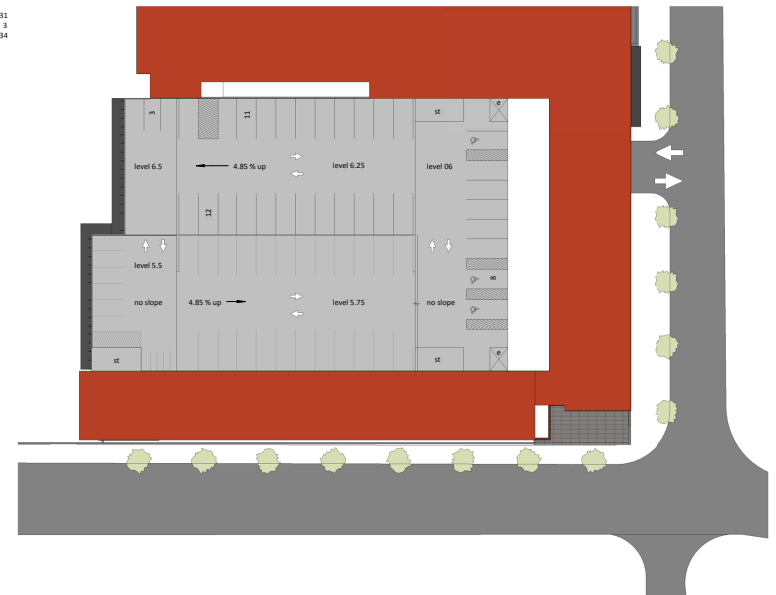
parking garage diagram - level 00

standard spaces:	57 x 5 = 285
compact spaces:	9 x 5 = 45
parking provided:	66 x 5 = 330
motor/scooter spaces (m/s):	5 x 5 = 25



parking garage diagram - levels 01-05

standard spaces:	31
compact spaces:	3
parking provided:	34



parking garage diagram - level 06

_ p: how the proposal fulfills the intent/purpose of the planned zoning district.



The proposed structure(s) in accordance and support of the proposed Campus Edge zoning district decisively address and define the ability to provide infill development within an identifiable zoning gap in the City of Fayetteville. By providing a transitional zone appropriately scaled to the diversity of the context, this zone and the proposed structure will support and exceed the Fayetteville 2030 plan, reinforce the sustainable network of our city, and positively affect the city infrastructure through appropriate improvements. The nature of the development will fulfill the growing need for attainable, walkable, multifamily housing in the City of Fayetteville.